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**12**

18 Sandstone Road West, Liverpool L13 6QY

GUIDE PRICE **£85,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed middle-terraced sandstone cottage benefitting from double glazing, central heating and a rear garden. Following a scheme of refurbishment works and modernisation, the property would be suitable for occupation or investment purposes.

### Situated

Off of Green Lane in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 4.5 miles from Liverpool city centre.

### Ground Floor

Hall, two Reception Rooms, WC, Kitchen/Diner (Lean to)

### First Floor

Two Bedrooms, Shower Room/ WC

### Second Floor

Loft Space with Velux Windows (not inspected)

### Outside

Garden to the Rear

### EPC Rating

D

### Council Tax Band

B

### Joint Agent

Entwistle Green

